

DESCRIPTION OF THE WILLIAM BALDERSTON, INC. LANDS,
SECOND DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the southwest side of Md. Rte. 19 (70' wide), said point being the northwest corner of the herein described lands and the northeast corner of the lands of Dora Powell; and running, thence, by and with the southwest side of said road S 54 20 50 E - 1164.50' to the right-of-way of U.S. Rte. 301 as shown on S.R.C. Plats 11580-11582, 11568-11570, and 11607-11608; thence, by and with said right-of-way S 35 30 10 W - 25.00' and S 54 29 50 E - 112.89' to a marked corner post and the lands of Charles P. Merrick; thence, by and with said Merrick lands S 06 31 30 W - 1128.93' to an iron pipe and the aforementioned right-of-way of U.S. Rte. 301; thence, by and with said right-of-way the ten following courses and distances: (1) S 33 44 W - 204.67', (2) S 35 20 50 W - 406.21', (3) along an arc the radius of which is 7739.44' and the chord of which is S 31 29 W - 1399.45', (4) S 26 17 40 W - 1916.13', (5) along an arc the radius of which is 7539.44' and the chord of which is S 30 26 W - 1088.06', (6) S 37 44 10 W - 167.52' to an iron pipe, (7) N 39 26 10 W - 352.64' to an iron pipe, (8) along an arc the radius of which is 632.42' and the chord of which is N 31 12 40 W - 178.56', (9) N 39 19 30 W - 235.49', and (10) S 50 40 30 W - 43.30' to the centerline of Cedar Lane (Note: The last three lines follow the right-of-way of a service road as shown on the aforementioned S.R.C. plats, but this road has been since deeded to Queen Annes County); thence, by and with the centerline of Cedar Lane N 41 24 10 W - 776.43' and N 39 38 20 W - 1058.93' to the lands of Genevieve Valliant; thence, by and with said Valliant lands the eight following courses and distances: (1) N 02 29 40 W - 26.50' to an iron pipe, (2) N 02 29 40 W - 1002.26' to an iron pipe, (3) N 68 32 50 E - 437.25' to an iron pipe, (4) N 68 59 10 E - 747.45' to an iron pipe, (5) N 69 41 50 E - 674.85' to an iron pipe, (6) N 60 49 30 E - 107.43' to an iron pipe, (7) N 36 11 E - 1428.77' to an iron pipe, and (8) N 31 59 40 E - 737.81' to an iron pipe and the lands of Dora Powell; thence, by and with said Powell lands N 22 07 E - 940.09' to the place of beginning. Containing in all 268.085 acres of land, more or less

PARCEL 2

Beginning for the same at an iron pipe on the right-of-way line of U.S. Rte. 301 on the southeast side of said road, said point being S 06 31 30 W - 460.88' from the end of the fourth line of the description of Parcel 1; and running, thence, by and with the lands of Charles P. Merrick S 06 31 30 W - 1657.23' to an iron pipe and the lands of John R.

Smith; thence, by and with said Smith lands N 57 51 40 W - 736.82' to an iron pipe and the southeast side of U.S. Rte. 301; thence, by and with the right-of-way line of said road along an arc the radius of which is 7539.44' and the chord of which is N 32 20 50 E - 1⁴31.39' and N 45 40 40 E - 64.79' to the place of beginning. Containing in all 13.630 acres of land, more or less.

PARCEL 3

Beginning for the same at an iron pipe on the southeast side of U.S. Rte. 301 at the intersection of the right-of-way of said road and the northeast side of Cedar Lane (abandoned), said point being S 39 26 10 E - 214.19' from the end of the 10th line (S 37 44 10 W - 167.52') of the description of Parcel 1; and running, thence, by and with the southeast side of U.S. Rte. 301 along an arc the radius of which is 7739.44' and the chord of which is N 34 03 E - 586.75' to an iron pipe and the lands of John R. Smith; thence, by and with said Smith lands S 22 47 50 W - 635.12' to an iron pipe on the northeast side of abandoned Cedar Lane; thence, by and with the northeast side of said road N 39 41 20 W - 129.12' to the place of beginning. Containing in all 0.787 acres of land, more or less.

April 15, 1974.

William R. Nuttle.

Townsend - Purser, Cedar Lane W. Rte. # 301

Powell, Dora ASG JR 2/135

³⁰ William Balderson - CWC 77/334

108.50 A. P. 131

²³ William Balderson - CWC 77/334
159.00 A. P. 84

Valliant - ASG Jr 15/20

P. 22

Boslie, George. CWC 6/258 P. 20

Balderson - CWC 77/334 - bought from Townsend
Aug. 1973

Parcel 1 - All farm or tract of land "Lucy Green"
farm 2nd dist. Q. A. City S. side of road from
Church Hill — Tilghman's Sta. containing 125 acres + -.

Parcel 2 - Tract of land 2nd dist. Q. A. City "Ann's
Hermitage" on public road from Centreville - Beaver Dams

Beginning in centre of public road leading from
Church Hill - Sliders Shop opposite store N side
of said rd. + 2 perches from centre, corner of lands
of Mrs. Anna Hall, running thence $\frac{1}{5}$ ft 5 lines with her
lands as follows:

- 1) N $6^{\circ} 30'$ W - 60 perches to store $\frac{16.5}{6.4} \frac{66^{\circ}}{437.25} \frac{99.0}{105.6} \frac{26.5}{16.5} \frac{40.9}{204.5}$
- 2) thence N $63^{\circ} 30'$ E - $\frac{5}{10}$ perches $\frac{13.25}{159.0} \frac{24.54}{26.5} \frac{24.54}{17.25} \frac{614.85}{409}$
- 3) thence N $65^{\circ} E$ - $\frac{3}{10}$ perches $\frac{747.45}{674.85} \frac{A^3}{A^3} \frac{45.3}{16.5}$
- 4) thence N $66^{\circ} 30'$ E - $\frac{4}{10}$ perches $\frac{a}{105.60} \frac{22.65}{27.18} \frac{27.18}{45.3} \frac{45.3}{74.745}$
- 5) thence N $52^{\circ} E$ - $\frac{6}{10}$ perches to a corner $\frac{105.60}{74.745}$

of lands of B. C. Pulley, thence with Pulley lands
S $64^{\circ} 15'$ E - 100 perches to corner of lands of E.B.
Walls, thence with lands of Wall S $19^{\circ} W$ - $\frac{6}{10}$ perches
to afore said public road, thence N $43^{\circ} 30'$
W 67 perches; N $45^{\circ} 30'$ W - 94 perches, N $43^{\circ} 15'$ W -

M - 851 - Robt. Walters - Wm. Nicholson
M - 851 - Robt. Walters - Wm. Nicholson

1851 - Robt. Walters - Wm. Nicholson

2) N. 20° E. - do no boring

3) N. 20° E. - do no boring

4) N. 20° E. - do no boring

5) N. 20° E. - do no boring

6) N. 20° E. - do no boring

7) N. 20° E. - do no boring

8) N. 20° E. - do no boring

9) N. 20° E. - do no boring

10) N. 20° E. - do no boring

11) N. 20° E. - do no boring

12) N. 20° E. - do no boring

13) N. 20° E. - do no boring

14) N. 20° E. - do no boring

15) N. 20° E. - do no boring

16) N. 20° E. - do no boring

17) N. 20° E. - do no boring

18) N. 20° E. - do no boring

19) N. 20° E. - do no boring

20) N. 20° E. - do no boring

21) N. 20° E. - do no boring

22) N. 20° E. - do no boring

23) N. 20° E. - do no boring

24) N. 20° E. - do no boring

25) N. 20° E. - do no boring

26) N. 20° E. - do no boring

27) N. 20° E. - do no boring

28) N. 20° E. - do no boring

29) N. 20° E. - do no boring

30) N. 20° E. - do no boring

31) N. 20° E. - do no boring

Trace Robt. Walters prior to 1851 - 141 acres

Valiant - ASG 15/20 - see Wash. Finley to James Reed
JW 9/186

Parcel 1 Begin stone s side of farm

S 69° E - 40.72 ✓

S 08° E - 30 ✓

N 62° E - 80 ✓

N 65° 30' E - 20 ✓

N 62° E - 14 ✓

N 46° E - 4 ✓

North - 17 ✓

East - 16 ✓

N 33° 30' E - 23 ✓

N 53° E - 3 ✓

N 40° E - 4 ✓

N 30° E - 40 ✓

N 24° E - 44 ✓

N 37° W - 20 ✓

N 44° W - 59 ✓

S 41° W - 26.4 ✓

N 55° W - 17 ✓

N 45° W - 4

N 51° 30' W - 30

- - - st line to begin

Parcel 2 Begin stake on new rd. (probably Cedar Lane)

East - 16

S 85° 30' E - 93 ✓

N 07° W - 88 ✓

N 35° W - 10 ✓

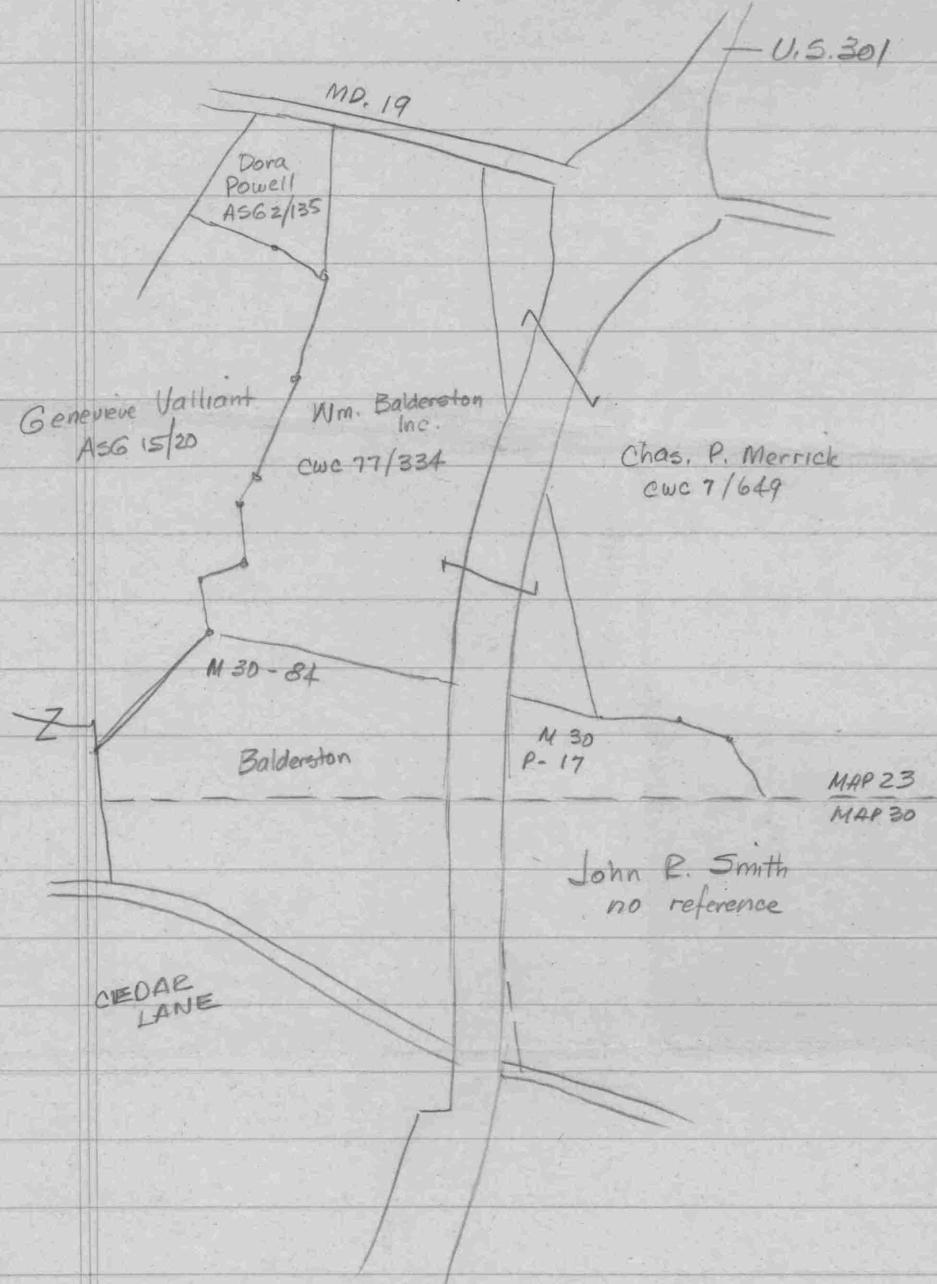
N 64° W - 6.6 ✓

N 72° 45' W - 59 ✓

West 30

South 108 to begin

Balderton



25.13

Merrick - CWC 7/649 - survey by Henry 1935

Begin SW cor at ~~so~~ for. Smith

with same $579^{\circ}E$ - 22.1

$565^{\circ}E$ - 18.6

with state road -----

$N64^{\frac{3}{4}}W$ - 143.6

$N55^{\frac{1}{2}}W$ - 18.9

$505^{\frac{1}{2}}W$ - 201.2 to begin

201.2
16.5
100.60
120.72
201.2
3319.80
3246
73

1657
1129
460
3246

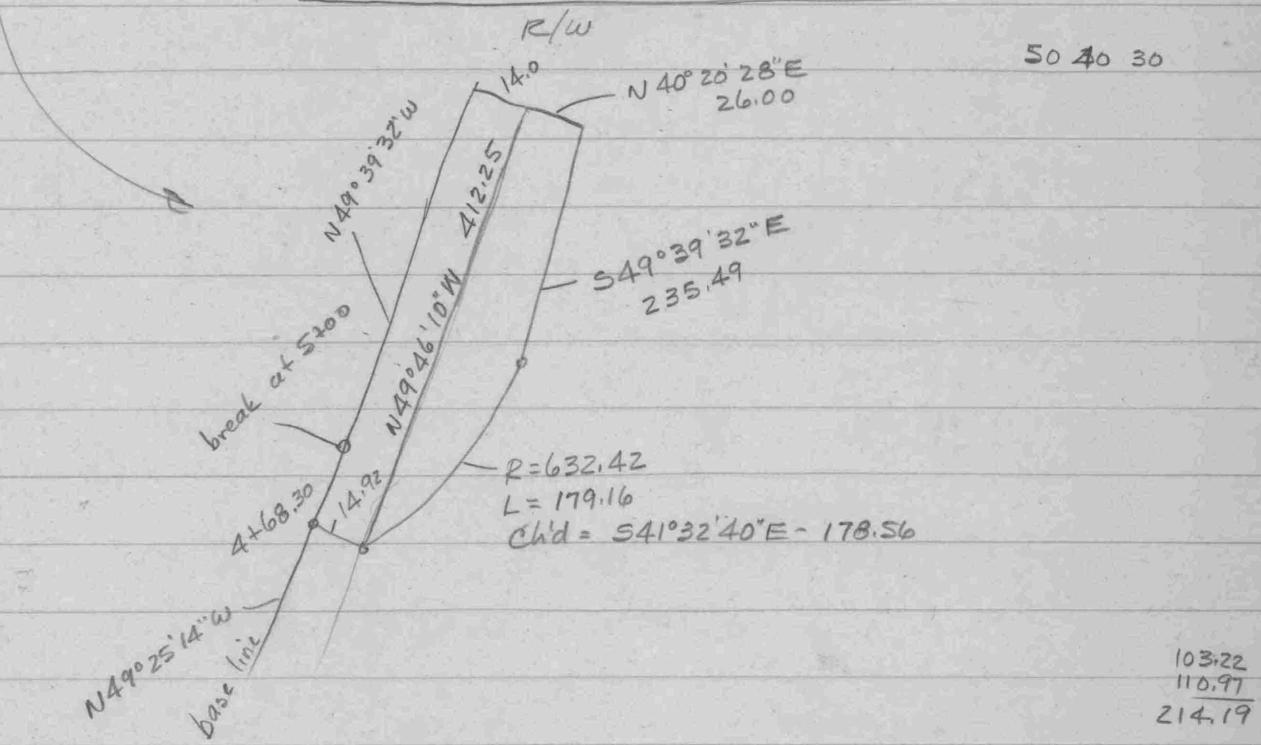
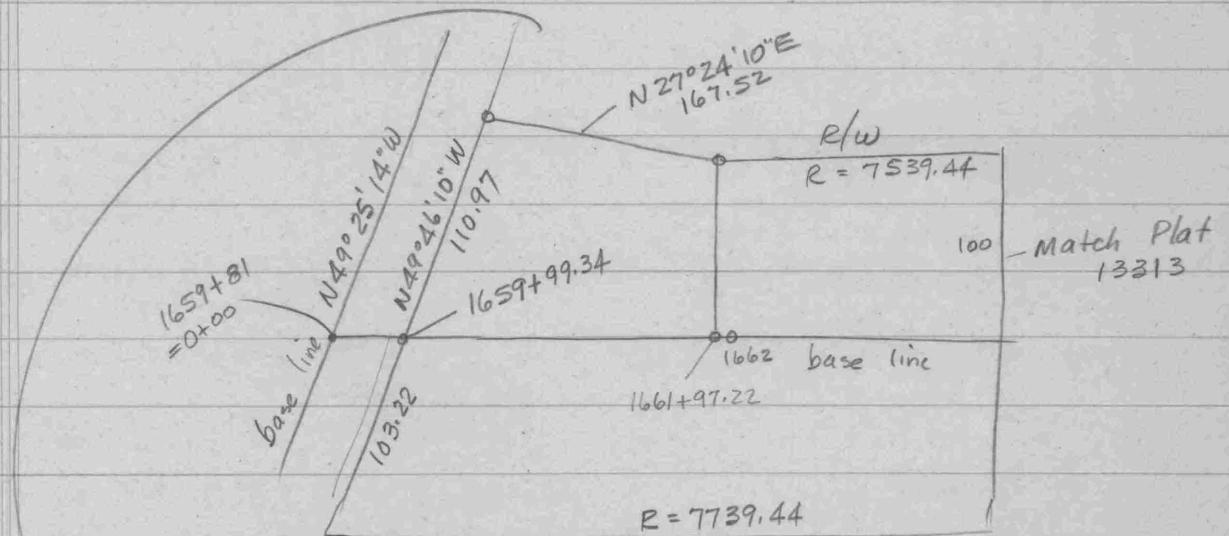
255/60

CWC 77/330 - Confirmatory deed between
 Ralph Townshend heirs and Wm. Balderston
 Parcel 1 - see WHC8/478

See Circuit Court Law No. 800 for
 conveyance to SRC. Condemnation Plat No^o

Plat No^o 13312-7 - correspond to S.R.C. Plats 11580-2; 11568-70

Land Acquisition Plats filed under Law 800 ¹¹⁶⁰⁷⁻⁸



$$\begin{aligned} & 1659+81.00 \\ & 1646+33.45 \\ \hline & 1347.55 \end{aligned}$$

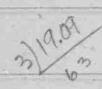
Powell ASG Jr 2/135 - 16 acres adjoining "Pullen Farm"
and Hall Farm - see JFR 10/313 or JEG 5/386

16 acres - being part of Lucy Green farm and part
of Brown to Pullen April 8th 1878 - SW 8/126

being 16 acres excepted in WHC 8/478 - Pullen to Evans
except the 16 acres occupied by Martha Pullen
Apparently no survey was made of this property

S.R.C 11582-81

~~TSP. 3~~



S.R.C 11582-81
 RTE 19
 $S 64^{\circ} 49' 47'' E$
 $\Delta = 9^{\circ} 07'$
 $D_B = 3^{\circ} 00'$
 $R = 1909.86$
 $T = 152.54$
 $L = 304.44$

120
 190
 300
 500
 70
 70
 60
 60
 800
 1000
 P.T.
 PC
 $4+45.46$
 $N 36^{\circ} 03' 13'' E$
 1710
 1715+00
 1718+95.69
 1723+72.43
 0+00
 350
 $S 73^{\circ} 56' 47'' E$
 $73^{\circ} 56' 47''$
 $09^{\circ} 07'$
 $64^{\circ} 49' 47''$

$$\begin{aligned}
 \text{Curve} \\
 \Delta &= 20^{\circ} 05' 30'' \\
 Dc &= 0^{\circ} 45 \\
 R &= 7639.44 \\
 T &= 1353.37 \\
 L &= 2678.89
 \end{aligned}$$

$$\begin{array}{r} 63 & 36 & 47 \\ 09 & 07 \\ \hline 54 & 29 & 47 \end{array}$$

S.R.C. 11570, 11580
69
68

P.C.
16A6 + 33.45

1663

115° 57' 43"

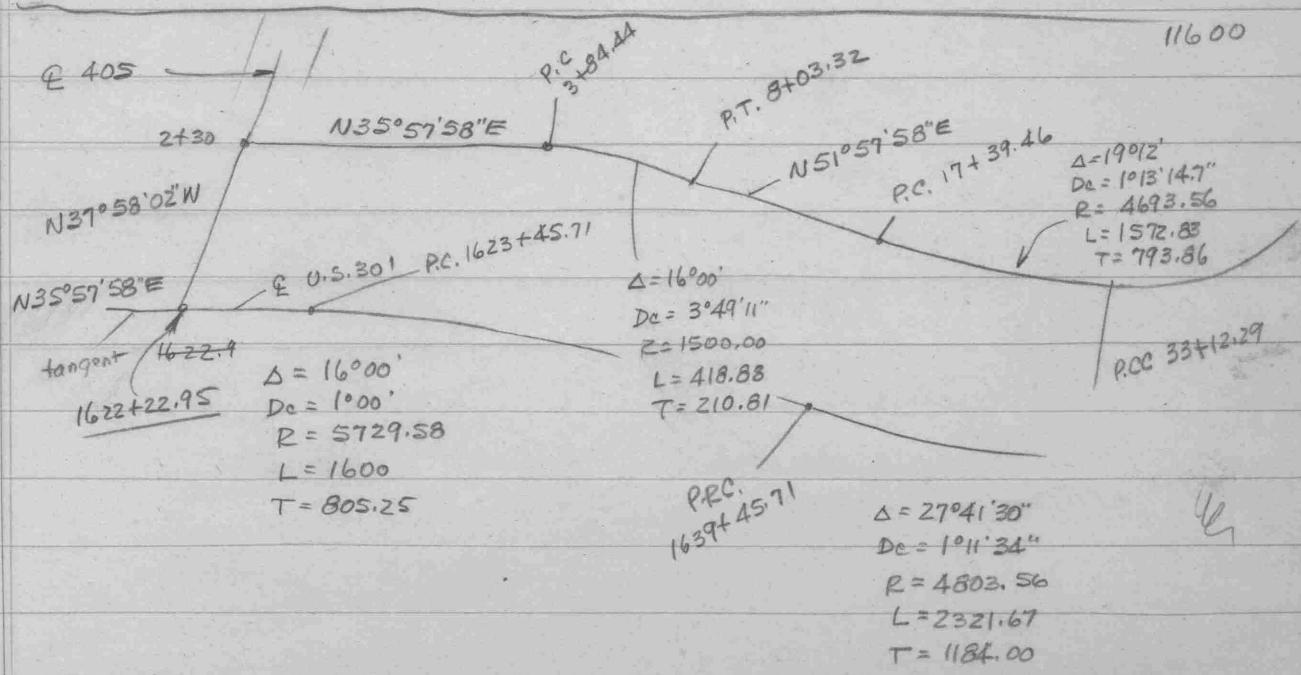
P.T.

1673+00.67

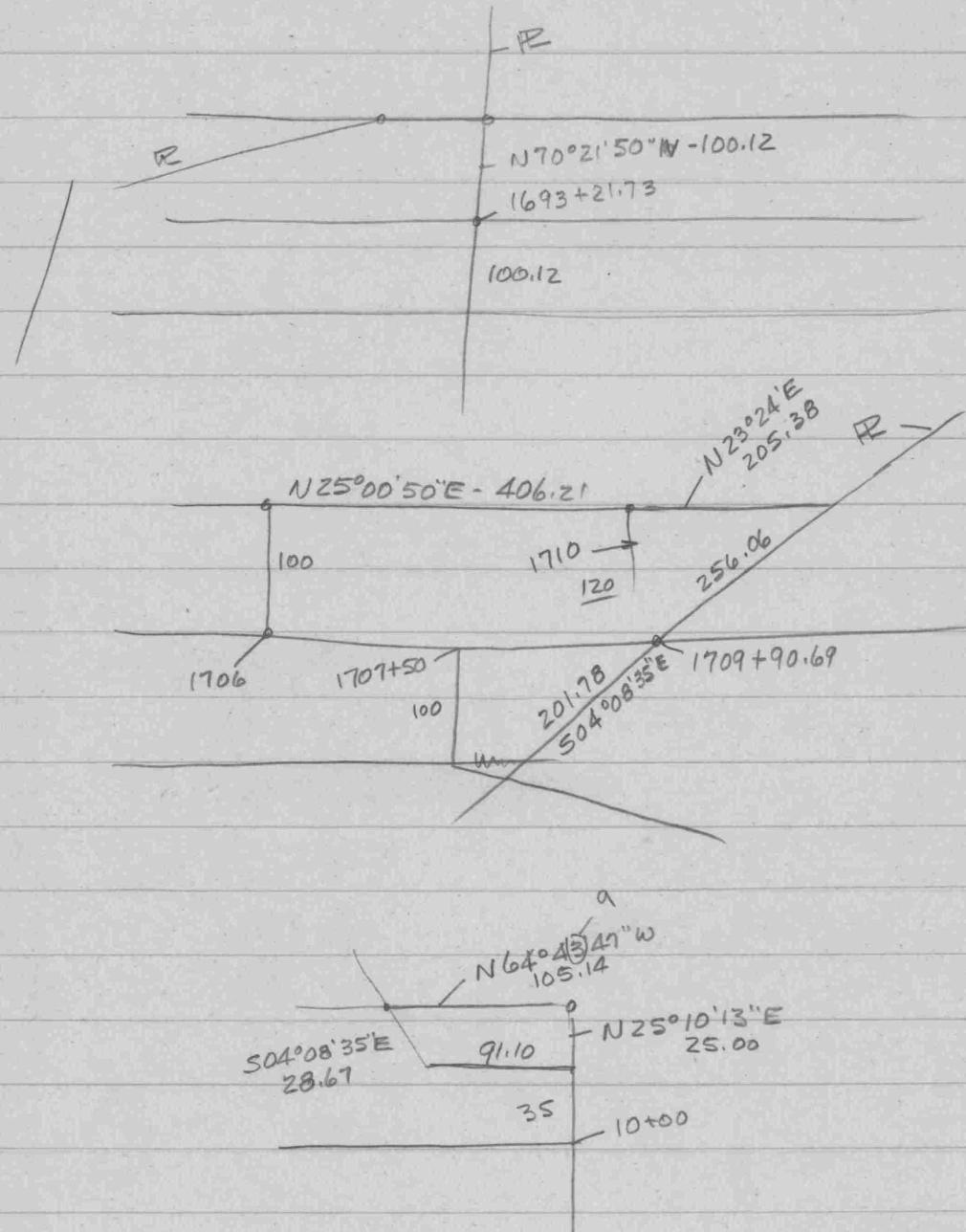
end
plat 11568

$$\begin{aligned}\Delta &= 20^{\circ}00'15'' \\ Dc &= 0^{\circ}45' \\ R &= 7639.44 \\ T &= 1347.35 \\ L &= 2667.22\end{aligned}$$

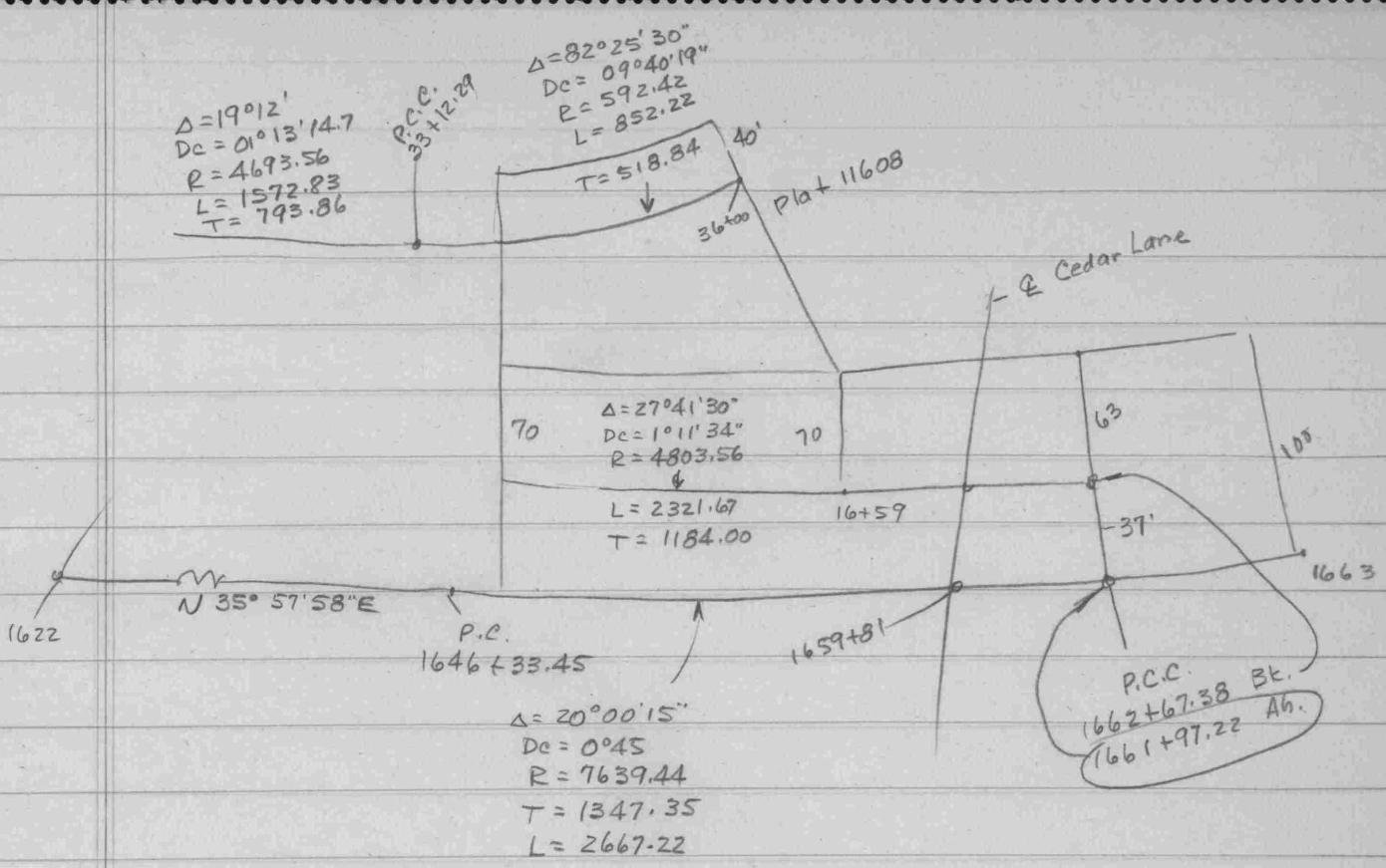
11597



1599



10/20
3/3 4X



780

11.4
24
35
70.4

3600.00
3312.29
287.71

3312.29
852.22
4164.51
516
41693.50

Parcel 3

Begin stone at small hickory

S $10^{\circ}30'E$ - 24

S $16^{\circ}E$ - 20.8

S $18^{\circ}30'E$ - 4

S $10^{\circ}E$ - 7.2

S $21^{\circ}E$ - 37.5

S $05^{\circ}W$ - 35.7

S $66^{\circ}W$ - 32 to oak

N $10^{\circ}45'E$ - 138.2 to begin

Parcel 4 - in front of Parcel 1

Begin cedar tree near front gate of George Westcott farm on S side Rd.

N $20^{\circ}E$ - 1 to Q

with Q Rd. S $70^{\circ}E$ - 33 $\frac{1}{3}$

S $20^{\circ}W$ - 13.4 to Westcott

with same N $50^{\circ}30'W$ - 36 $\frac{1}{4}$ to begin

66 5/10 perches to place of beg. Containing 167 acres & 147 sq perches land ±.

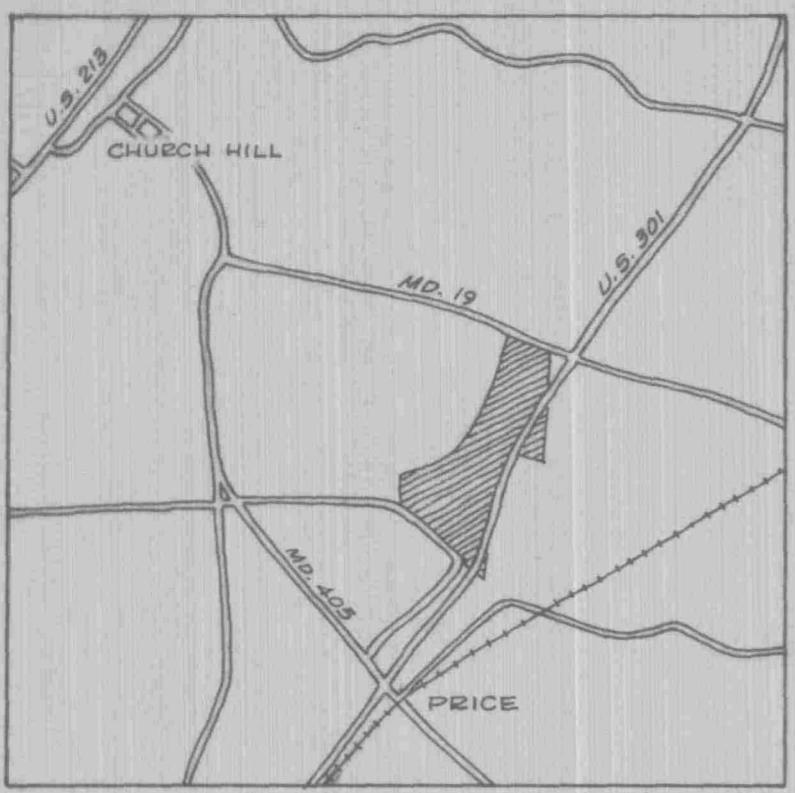
S + E 267 acres granted to St. of Md. for
U.S. # 301. - Being John H. Evans by Casper Woodall W.H.C 1/556

Powell ASG JR 2/135

Farm known as "Nat. C. Leverage Grape Farm",
W.F. Leverage Prop. 2nd dist. Q. R. City. S. side
of State Road leading to Robt. Sta. from Church Hill
bounded on one side by said rd., adjoining land
once of Sara R. Clough now W. Levi Clough, farm called
"Pullen Farm" + adjoining land of J. Wilmer Hall "the
Hall Farm" + containing 16 acres of land ±, same land
described in + conveyed by W. F. Leverage in
J.F.R. 16/313

Valliant - ASG Jr 15/20

All "the New Manor Farm" - on right side of St. rd
leading from Church Hill to Ingleside, adjoining
land of Isaac Dolby + containing 353 Acres, 3 woods,
+ 18 perches ± - being same land^{to}, James Reed by
Washington Finley J.W. 9/186



PARCEL 1		
NO.	BEARING	DIST.
1	S 54° 20' 50" E	1164.50'
2	S 35° 30' 10" W	25.00'
3	S 54° 29' 50" E	112.89'
4	S 06° 31' 30" W	1128.93'
5	S 33° 44' 00" W	204.67'
6	S 35° 20' 50" W	406.21'
7	S 31° 29' 00" W	1399.45'
8	S 26° 17' 40" W	1916.13'
*	S 30° 26' 00" W	1088.06'
10	S 37° 44' 10" W	167.52'
11	N 35° 26' 10" W	392.64'
*	N 31° 12' 40" W	178.56'
13	N 39° 19' 30" W	235.49'
14	S 50° 40' 30" W	43.30'
15	N 41° 24' 10" W	776.43'
16	N 39° 38' 20" W	1058.93'
17	N 02° 29' 40" W	1028.76'
18	N 68° 32' 50" E	437.25'
19	N 68° 59' 10" E	747.45'
20	N 69° 41' 50" E	674.85'
21	N 60° 49' 30" E	107.43'
22	N 36° 11' 00" E	1428.77'
23	N 31° 59' 40" E	737.81'
24	N 22° 07' 00" E	940.09'

* Chord of an arc

GENEVIEVE VALLIANT

MAG. NORTH
1974

